



**MINUTES
LOCAL PLANNING AGENCY
MONDAY, MARCH 5, 2007
535 PARK AVENUE
LAKE PARK, FLORIDA**

Call to Order: 8:31 p.m.

Roll Call

Chairman Jeff Blakely	Present
Vice Chairman James Dubois	Present
Jeanine Longtin	Present
Diane Munroe	Present
Todd Dry	Present
Tim Stevens, 1 st Alt.	Excused

Approval of Agenda

Ms. Munroe made a motion to approve the agenda. Seconded by Mr. Dubois.

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Jeanine Longtin	X	
Diane Munroe	X	
Todd Dry	X	

Motion carried 5-0

Approval of Agenda

Mr. Dubois made a motion to approve the agenda. Seconded by Mr. Dry.

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Jeanine Longtin	X	
Diane Munroe	X	
Todd Dry	X	

Motion carried 5-0

31
32 **Approval of Minutes**

33
34 Mr. Dubois made a motion to approve the minutes of February 5, 2007 of the Local
35 Planning Agency. Ms. Munroe seconded the motion.
36

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Jeanine Longtin	X	
Diane Munroe	X	
Todd Dry	X	

37 **Motion carried 5-0**

38
39 **Public Comment: None**

40
41 **New Business:**

42
43 Review and recommend approval of an Application for Comprehensive Land Use Plan
44 Amendment submitted by Gentile Holloway O'Mahoney & Associates, Inc., as agent for
45 the applicant, Earl Stewart Toyota, to amend the Future Land Use designation of land
46 totaling 0.59 acres, located on the southwest corner of Lakeshore Drive and Jasmine
47 Drive, along the west side of Lakeshore Drive from Residential Medium Density to
48 Commercial.
49

50 Mr. Patrick Sullivan, Community Development Director, identified himself for the record
51 and stated that this is a request for a Future Land Use Amendment and is similar to the
52 application for First Baptist Church. Mr. Sullivan explained that the underlying land use
53 is residential and they would like to put a commercial use on top of that, and the only
54 way they can do that is by changing the land use designation for the whole parcel to
55 commercial, C-1. Mr. Sullivan stated that the parcel is split in half with the bottom part
56 near Lakeshore Drive being residential and the parcel on the top part facing Federal
57 Highway is a commercial C-1 district. Mr. Sullivan explained that right now the Town
58 owns East Jasmine Drive, and if the town were to give it up as a public way then it
59 reverts back to the original owner; or in this instance, it is a bank or trust company. Earl
60 Stewart would then purchase the roadway from the trust company. Mr. Sullivan stated
61 that this has already been approved in a Resolution by the Town Commission with the
62 understanding that they get their land use change and all the development permits. The
63 applicant must get his approvals by August 4, 2007 in order to move forward.
64

65 Mr. Sullivan stated that he had some late hour concerns and issues since he wrote the
66 staff report; one issue is that Seacoast Utilities is concerned about the water pressure and
67 that it will require off site improvements. Mr. Sullivan further explained that originally
68 staff recommended approval, but that he now felt staff should step back and remain
69 neutral in their recommendation. Mr. Sullivan stated that since he wrote the staff report,
70 he has had some conversations with different residents in the area. Mr. Sullivan referred

71 to the letter of opposition that was delivered to the Community Development Department
72 from Cedar Crest Home Owners Association, Inc. on March 5, 2007, and that there were
73 additional residents concerned about the encroachment of this commercial use as it
74 moves down the road. Mr. Sullivan stated that he had to be an advocate for the best
75 interest of the community, and that he was very concerned that many of the residents did
76 not know of the application to amend the Future Land Use Designation.

77
78 Mr. Sullivan further stated that if we change the land use it becomes commercial, and if
79 for some reason they decide not to go through with the redevelopment of that area, the
80 land becomes commercial and it could not be used for residential.

81
82 Commissioner Daly identified himself for the record and stated that he wanted everyone
83 to understand that he was at a meeting recently, one of several, where the Town Manager
84 was present along with Patrick Sullivan, and the residents of Lakeshore Drive made it
85 known that they do not feel that the dealership has been a friendly neighbor.
86 Commissioner Daly said he knew this for a fact as he travels the road everyday and
87 parked there today to take a look around. Commissioner Daly stated that Mr. Stewart
88 parks his cars on the sidewalk, on the grass, completely disregarding anything to do with
89 safety and if he had a fire in the building, you could not get a fire truck up to the building.
90 Commissioner Daly also stated that the sidewalk is not useable for the elderly people that
91 live in the area. Commissioner Daly explained that Mr. Earl Stewart has been cited for
92 these violations and he pays the fines of \$200 to \$300 and continues to do the same thing.
93 Commissioner Daly also stated that trucks are parked in the middle of the road, and Mr.
94 Stewart does not make any provisions for loading or unloading on his property; also
95 Commissioner Daly stated that many of the residents are talking about starting a petition.
96 In addition, as many as 50 to 100 tires are piled up and are clearly visible from Lakeshore
97 Drive and the side street. Commissioner Daly also stated that it was his understanding
98 that all body parts, such as smashed fenders, were to be kept enclosed; however, these
99 parts are also clearly visible from the street.

100
101 Ms. Dodi Glas with Gentile Holloway O'Mahoney, identified herself for the record
102 stating that she represented the applicant, Stewart Toyota. Ms. Glas stated that the Comp
103 Plan Amendment before the board is based on two things.

- 104
105 1. The approval to occur in a timely manner to address the abandonment of the
106 road.
107 2. The property currently operates as a commercial property.
108

109 Ms. Glas explained that they are just trying to correct the use with the Comp Plan
110 Amendment. Ms. Glas explained that there is also a PUD application, which is a PUD
111 Amendment to the existing property to extend over this property, and she stated that there
112 are operational issues and the hope was that the last expansion would have addressed
113 many of the operational concerns. Ms. Glas stated that the business is operating very
114 successfully in that location, and the additional property has become critical to the
115 operation. Ms. Glas stated it is their intent to meet with the residents directly to show
116 them the site plan and explain the operation of the business. Ms. Glas stated that with the

117 Comp Plan Amendment that it might be easier for some of the discussion to occur
118 simultaneously as comp plan issues are comp plan issues and PUD issues are PUD issues
119 and the comp plan issues would address the existing conditions that there is commercial
120 operating on residential land.

121
122 Ms. Glas suggested that they postpone the comp plan issue until the next meeting which
123 would give them time to start meetings with residents which was their intent when the
124 PUD application was before the board. Ms. Glas said that they had not received any
125 correspondence in opposition, but acknowledged that the letter from Cedar Crest Home
126 Owners Association was received the afternoon of the meeting. Ms. Glas asked that the
127 application for Comprehensive Land Use Plan Amendment be postponed until next
128 month and have a workshop on the PUD review.

129
130 Ms. Glas stated that the comp plan portion of the property is just over 2 acres, and the
131 cumulative PUD would be 7 acres. This would eventually become one Planned Unit
132 Development. Ms. Glas explained that they first have the comp plan issue so they can get
133 consistency in terms of the use and then a rezoning for this portion of the property to be a
134 PUD and it would be part of the PUD amended site plan. Chairman Blakely brought up
135 the fact that we are currently working on amending the Comprehensive Plan, but Mr.
136 Sullivan responded that it would be too late for this applicant. Ms. Glas stated that the
137 parcel to be changed from Residential Medium Density to Commercial is actually 0.59
138 acres.

139
140 Ms. Monroe asked what their plan was on getting together with the neighbors and
141 residents, and Ms. Glas responded that the PUD has been submitted to the Town and
142 upon review they plan on having meetings to discuss the PUD and also invite Town Staff
143 so they could address additional questions. During discussion, the board was informed
144 that courtesy notices had been sent out to all residents within 300 feet of the property.

145
146 Chairman Blakely asked that residents come forward to speak. Mr. Sami Baghdady of 11
147 E. Ilex Drive identified himself for the record. Mr. Baghdady stated that he was the
148 President of the Cedar Crest Home Owners Association, Inc. and was the developer of
149 the complex which was built over 25 years ago. Mr. Baghdady stated that he has written
150 a letter of opposition and it is signed by all the homeowners. Mr. Baghdady stated that
151 they can no longer use the sidewalks because of all of the cars parked illegally, and asked
152 the Town to please consider the great impact this would have on the Town.

153
154 Mr. Harry MacDonald, Senior Project Manager of Mariner's Key identified himself for
155 the record and stated that the owners are spending a great deal of money to bring the
156 property up to a residential area that the neighborhood and the town can be proud of. Mr.
157 MacDonald stated that the owner is concerned ultimately for the two buildings that are
158 parallel to the proposed project site, which are 901 and 907 Lakeshore Drive. He stated
159 that the owner is not opposed to the closing of E. Jasmine Drive, but is concerned how it

is being used now. Mr. MacDonald stated that an adequate landscape buffer should be provided for the residents that will occupy 901 and 907 Lakeshore Drive.

Ms. Janna Morris of 6 E. Ilex Drive identified herself for the record and stated that she lives directly across the street where the dealership plans on building an addition. Ms. Morris stated that she was not in favor of the dealership expanding.

Chairman Blakely explained that if the board was to vote on anything, it would only be for the land use change, it would not be for approving the project at all. The project has to come before the Planning and Zoning Board and the Town Commission for land planning, architecture and several more things; Mr. Blakely stated that the residents have several more meetings where they can voice their opinion.

Ms. Longtin made a motion to postpone the review of the Application for Comprehensive Land Use Plan to the next regularly scheduled meeting in April. Seconded by Ms. Monroe. The motion passed 5-0.

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Jeanine Longtin	X	
Diane Munroe	X	
Todd Dry	X	

Motion passed 5-0

Mr. Dubois made a motion to adjourn the meeting. Seconded by Ms. Longtin. The motion passed 5-0. The meeting was adjourned at 9:15 p.m.


Jeff Blakely, Chairman

Approved: 4/2/07

Attest: Scinda A. Otto